

Berger Industries
Draft Upland Site Summary

BERGER INDUSTRIES (DAR SITE ID #105)

Address: 74-16 Grand Avenue, Elmhurst, New York 11373
(74-02, 74-04, and 74-10 Grand Avenue)

Tax Lot Parcel(s): Queens Block 2805, Lots, 10, 14, and 16

Latitude: 40.72986

Longitude: -73.886642

Regulatory Programs/
Numbers/Codes: USEPA ID No. NYD003907433, USEPA FRS No. 110002093387,
AFS No. 3608100670, TRI No. 11378BRGRN7416G,
PBS No. 2-321524 and 2-603012

Analytical Data Status: Electronic Data Available Hardcopies only
 No Data Available

1 SUMMARY OF CONSTITUENTS OF POTENTIAL CONCERN (COPCs) TRANSPORT PATHWAYS TO THE CREEK

The current understanding of the transport mechanisms of COPCs from the upland portions of the Berger Industries site (site) to Newtown Creek is summarized in this section and Table 1 and supported in the following sections.

Overland Transport

The site is 1.8 miles from Newtown Creek and associated waterways. This is not a complete current or historical pathway.

Bank Erosion

The site is not adjacent to Newtown Creek and associated waterways. This is not a complete current or historical pathway.

Groundwater

The site is located approximately 1.8 miles from Newtown Creek and associated waterways. Information regarding on-site groundwater investigations was not identified in documents available for review. There is insufficient evidence to make a current or historical pathway determination.

Overwater Activities

The site is not adjacent to Newtown Creek and associated waterways. Information regarding overwater activities was not identified in documents available for review. This is not a complete current or historical pathway.

Stormwater/Wastewater Systems

This site is within the Bowery Bay Water Pollution Control Plant (WPCP) sewershed. Information regarding on-site stormwater and wastewater infrastructure and management was not identified in documents available for review. Stormwater and wastewater discharges from the site flow into a combined municipal sewer system (NYCDEP 2007). When the combined flows exceed the system's capacity, untreated combined sewer overflows (CSOs) are discharged to Bowery Bay. There is insufficient evidence to make a current or historical pathway determination for discharge to the sewer/CSO and direct discharge of stormwater and wastewater.

Air Releases

The site is located approximately 1.8 miles northeast of Newtown Creek and is listed in the U.S. Environmental Protection Agency (USEPA) Toxic Release Inventory (TRI) database for chemical releases of sodium hydroxide and sulfuric acid compounds to the air during the years 1987 to 1992 (USEPA 2011). Documents show that the site operates under a minor air permit (last updated July 5, 2011), Air Facility System (AFS) 3608100670 (USEPA 2011). No other data or information on air permits has been found in the reviewed documents. There is insufficient evidence to make a current or historical pathway determination.

2 PROJECT STATUS

Information regarding on-site environmental investigations was not identified in documents available for review. A New York State Department of Environmental Conservation (NYSDEC) Site Code was not found for this site.

3 SITE OWNERSHIP HISTORY

Respondent Member:

Yes No

Owner	Years	Occupant	Type of Operation
Lot 10: 74-02 and 74-04 Grand Avenue			
Unknown	ca. 1945	Berger Machine Company	Manufactured radios and radio parts
Berger Machine Products, Inc. Berger Tube Corporation	ca. 1957 – 1964	Berger Machine Products, Inc.	Manufactured electric welded steel tubing, threaded pipe, lamp parts, electrical fittings, zinc electroplating
Berger Industries, Inc. (merger of Berger Machine Products, Inc. and Berger Tube Corporation)	ca. 1967 – 1995	Berger Industries, Inc.	Manufactured electric welded steel tubing, threaded pipe, lamp parts, electrical fittings, zinc electroplating
SHS Maspeth, LLC	1995 – present	Stop & Stor	Self-storage
Lot 14: 74-10 Grand Avenue			
Sidney Berger, Robert Berger, Marilyn Steiner, Estelle Berger	1946 – 1998	Offices	Offices
R & F Realty, LLC	1998 – present	Maspeth Animal Hospital	Veterinary clinic
Lot 16: 74-16 Grand Avenue			
Unknown	ca. 1945	Berger Machine Company	Manufactured radios and radio parts
74-16 Grand Avenue Corporation	Unknown – 1972	Berger Industries, Inc.	Manufactured electric welded steel tubing, threaded pipe, lamp parts, electrical fittings, zinc electroplating
Sidney Berger, Estelle Berger, and Marilyn Steiner	1972 – 1982		
Grand Avenue Associates	1982 – 1995		
Monitor Holding Corporation	1995 – present	Abatek Asbestos Lead and Mold Removal Corporation	Lead paint and asbestos remediation; mold inspection and testing

Note:
ca. – circa

4 PROPERTY DESCRIPTION

The property occupies approximately 0.82 acre and is 1.8 miles from Newtown Creek. The site is located at approximately 85 feet above mean sea level. The site is composed of two large buildings and a paved parking lot, as shown on Figure 1. The site is bordered by Grand Avenue to the north, a train track and Elmhurst Park to the east, 57th Avenue to the south,

and 74th Street to the west. The surrounding area is industrial and residential. The area is zoned M1-1 (manufacturing; NYCDCP 2011a). M1 districts are designated for areas with heavy industries that generate noise, traffic, or pollutants (NYCDCP 2011b).

5 CURRENT SITE USE

Abatek Asbestos Lead and Mold Removal Corporation (Lot 16), Maspeth Animal Hospital (Lot 14), and Stop & Stor (Lot 10) currently conduct business at the site (Google Maps 2011; Stop & Stor 2011). Abatek Asbestos Lead and Mold Removal Corporation conducts lead paint, asbestos, and mold remediation; Maspeth Animal Hospital is a veterinary clinic; and Stop & Stor is a self-storage facility.

6 SITE USE HISTORY

Historical information indicates the site address changed over time and included the following street numbers: 74-02, 74-04, 74-10, and 74-16 Grand Avenue (Block 2805 Lots 10, 14, and 16).

According to NYSDEC, Berger Industries, Inc. (Berger Industries), was founded in 1919 (NYSDEC 1986). A 1945 directory listed the company as the Berger Machine Company. The business manufactured radios and radio parts (Chamber of Commerce 1945). By 1957, the business name changed to Berger Machine Products, Inc. The company manufactured electric welded steel tubing, threaded pipe, lamp parts, and finials (Chamber of Commerce 1957). In 1967, Berger Machine Products and the Berger Tube Corporation were merged to create Berger Industries, and the same products were manufactured (Chamber of Commerce 1967).

NYSDEC inspected the site in 1986 and reported that Berger Industries produced electrical fittings and conduits. Operations included zinc electroplating, pipe expanding, and pipe bending (NYSDEC 1986). A layout of the site is included in Attachment 1 (S-R Analytical Inc. 1985). In 1993, Berger Industries filed for bankruptcy, and in March 1994, they closed their business. The General Signal Corporation of Stamford, Connecticut, purchased the equipment, patents, and inventory (NYT 1994).

Berger Industries and the company's owner, Sidney Berger, sold the three lots (Lots 10, 14, and 16) separately in 1995 and 1998 (Grand Avenue Associates 1995; Berger Industries, Inc. 1995; Berger et al. 1998).

7 CURRENT AND HISTORICAL AREAS OF CONCERN AND COPCs

The current understanding of the historical and current potential upland areas of concern at the site is summarized in Table 1. The following sections provide brief discussion of the potential sources and COPCs at the site requiring additional discussion.

Potential areas of concern at the site include former processing areas and equipment used in manufacturing operations, ASTs used to store fuel oils, and drums and barrels used to store company-generated process waste. The COPCs associated with these areas include total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals (including zinc), cyanide, and spent solvents.

7.1 Uplands

A historical NYSDEC inspection report indicates that Berger Industries stored on-site, company-generated process waste. The 1986 inspection report described storage of 65 drums of waste that were accumulated at the site; 37 of those drums were confirmed to contain hazardous waste. The site received multiple violations of hazardous waste management regulations (NYSDEC 1986). At the time Berger Industries closed operations in 1994, the New York City Department of Environmental Protection (NYCDEP) issued an Order requiring Berger Industries to secure and clean the property of all hazardous chemicals and wastes (NYCDEP 1994). In 1995, NYCDEP issued a notice of compliance letter indicating that the Order was satisfactorily completed (NYCDEP 1995). However, no further documentation was found describing the actions completed.

Two aboveground storage tanks (ASTs) have been located on site under Petroleum Bulk Storage (PBS) Nos. 2-321524 and 2-603012. Both tanks have been closed or removed. Petroleum product storage and capacity is summarized in the following table (EDR 2010; NYSDEC 2012):

Tank ID	Date Installed	Tank Status	Tank Type	Capacity (gallons)	Product
00A	06/01/51	Administratively Closed ¹ 04/19/00	AST – on stand	7,500	No. 6 fuel oil
00B	08/01/51	Administratively Closed ¹ 04/19/00	AST – in subterranean vault	15,000	No. 2 fuel oil

Notes:

1 – Administratively closed is referenced as “reasons include business is closed and/or mail is undeliverable, and staff cannot check if tanks were removed; or a duplicate registration was generated” (EDR 2010).

AST – aboveground storage tank

SHS Maspeth, Inc., the subsequent owner, is reported as a large quantity generator (LQG) during the years 1995 and 1996. Reported generated wastes include D001 (ignitable), D002 (corrosive), D003 (reactive), D007 (chromium toxicity characteristic leaching procedure [TCLP]), and F006 (sludge from electroplating). SHS Maspeth, Inc., is reported as a non-generator most recently in 2007 (EDR 2010).

7.2 Overwater Activities

This site is not adjacent to Newtown Creek or associated waterways. Information regarding overwater activities was not identified in documents available for review.

7.3 Spills

Information regarding on-site spills was not identified in documents available for review.

8 PHYSICAL SITE SETTING

Site-specific hydrogeologic information was not identified in documents available for review. The geologic setting for Newtown Creek consists of impermeable Precambrian and Paleozoic crystalline bedrock, overlain by the Upper Cretaceous Raritan formation, Magothy formation and Matawan Group (undifferentiated), unconsolidated Pleistocene deposits and upper Pleistocene glacial deposits and Holocene shore, beach salt-marsh deposits, and alluvium, along with local occurrences of artificial fill (Buxton et al. 1981; Soren and Simmons 1987). The primary areas of groundwater discharge are Newtown Creek and its tributaries and the East River (Misut and Monti 1999). In the vicinity of Newtown Creek, groundwater flow in the Upper Glacial aquifer is generally north and south towards the

creek. With increased distance from the creek, groundwater will flow towards the nearest surface water body to discharge (Misut and Monti 1999). Incidences of perched groundwater may occur above the Upper Glacial Aquifer in some areas, particularly in formerly low-lying areas that have been filled. Groundwater flow at a specific property may differ from the regional pattern due to pumping for groundwater treatment or dewatering activities (Misut and Monti 1999), the presence of buried utilities, or other preferential pathways.

9 NATURE AND EXTENT (CURRENT UNDERSTANDING OF ENVIRONMENTAL CONDITIONS)

9.1 Soil

Soil Investigations Yes No
 Bank Samples Yes No Not Applicable
 Soil-Vapor Investigations Yes No

Information regarding on-site soil investigations was not identified in documents available for review.

9.2 Groundwater

Groundwater Investigations Yes No
 NAPL Presence (Historical and Current) Yes No
 Dissolved COPC Plumes Yes No
 Visual Seep Sample Data Yes No Not Applicable

Information regarding on-site groundwater investigations was not identified in documents available for review.

9.3 Surface Water

Surface Water Investigation Yes No
 SPDES Permit (Current or Past) Yes No
 Industrial Wastewater Discharge (IWD) Permit (Current or Past) Yes No
 Stormwater Data Yes No

Catch Basin Solids Data

 Yes No

Wastewater Data

 Yes No

9.3.1 Stormwater and Wastewater Systems

This site is within the Bowery Bay WPCP sewershed (NYCDEP 2007). Stormwater and wastewater discharges from the site flow into a combined municipal sewer system. When the combined flows exceed the system's capacity, untreated CSOs are discharged to Bowery Bay.

9.3.2 Wastewater Data

The NYSDEC hazardous waste inspection in 1986 documented wastewater discharge to the city sewer and included spent degreaser solvent (hazardous waste determination not conducted), electroplating rinse water, and neutralized acid and bases (NYSDEC 1986). Between 1986 and 1988, Berger Industries began treating wastewater from their production process on site (NYSDEC 1988).

As part of the hazardous waste characterization activities in 1987 and 1988, Berger Industries submitted to NYSDEC wastewater analytical testing results of their discharge from the wastewater treatment system to the city sewer (Rhodes 1988). Testing was performed for metals and VOCs. In July 1988, NYSDEC replied stating that the wastewater after treatment was not determined to be hazardous; however, NYSDEC required testing of wastewater prior to treatment. Berger Industries submitted testing results of the wastewater prior to treatment in August 1988 (Rhodes 1988b). NYSDEC determined that Berger Industries was not subject to New York State Hazardous Waste Regulations based on the sampling results of wastewater prior to treatment (Heck 1988).

9.4 Sediment

Creek Sediment Data

 Yes No Not Applicable

Information regarding sediment investigations was not identified in documents available for review.

9.5 Air

Air Permit

Yes No

Air Data

Yes No

Documents show that the site has a minor air permit (AFS ID 3608100670) that was last updated on July 5, 2011 (USEPA 2011). No other data or information on air permits has been found in the reviewed documents.

9.5.1 Air Data

According to the USEPA TRI database, from the years 1987 to 1992, chemicals released to the air from the site included sodium hydroxide and sulfuric acid compounds. Total aggregate releases of TRI chemicals through air emissions for the site measured 1,000 pounds for both 1987 and 1988 and 250 pounds per year for the years 1989 through 1992 (USEPA 2011).

10 REMEDIATION HISTORY (INTERIM REMEDIAL MEASURES AND OTHER CLEANUPS)

Information related to on-site remedial activities was not identified in documents available for review.

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12 ATTACHMENTS

Figures

Figure 1 Site Vicinity Map: Berger Industries

Tables

Table 1 Potential Areas of Concern and Transport Pathways Assessment

Supplemental Attachments

Attachment 1 DRWG No. 7800-00-11: First Floor

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Table 1
Potential Areas of Concern and Transport Pathways Assessment – Berger Industries

Potential Areas of Concern	Media Impacted					COPCs													Potential Complete Pathway							
						TPH			VOCs			SVOCs	PAHs	Phthalates	Phenolics	Metals	PCBs	Herbicides and Pesticides	Dioxins/Furans	Overland Transport	Groundwater	Direct Discharge – Overwater	Direct Discharge – Storm/Wastewater	Discharge to Sewer/CSO	Bank Erosion	Air Releases
	Gasoline-Range	Diesel – Range	Heavier – Range	Petroleum Related (e-g., BTEX)	VOCs	Chlorinated VOCs																				
Description of Areas of Concern	Surface Soil	Subsurface Soil	Groundwater	Catch Basin Solids	Creek Sediment	Gasoline-Range	Diesel – Range	Heavier – Range	Petroleum Related (e-g., BTEX)	VOCs	Chlorinated VOCs	SVOCs	PAHs	Phthalates	Phenolics	Metals	PCBs	Herbicides and Pesticides	Dioxins/Furans	Overland Transport	Groundwater	Direct Discharge – Overwater	Direct Discharge – Storm/Wastewater	Discharge to Sewer/CSO	Bank Erosion	Air Releases
Manufactured radio and radio parts (circa 1945)	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	--	?	--	--	?	--	?
Manufactured electric welded steel tubing, threaded pipe, lamp parts, electrical fittings, zinc electroplating (circa 1957 – 1994)	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	--	?	--	--	?	--	?
Veterinary clinic (1998 – present)	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	--	?	--	--	?	--	?
Lead paint and asbestos remediation (1996 – present)	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	--	?	--	--	?	--	?
Former AST	?	?	?	?	?	√	?	?	?	?	?	?	?	?	?	?	?	?	?	--	?	--	--	?	--	?

Notes:

√ – COPCs are/were present in areas of concern having a current or historical pathway that is determined to be complete or potentially complete.

? – There is not enough information to determine if COPC is/was present in area of concern or if pathway is complete.

-- Current or historical pathway has been investigated and shown to be not present or incomplete.

AST – aboveground storage tank

BTEX – benzene, toluene, ethylbenzene, and xylene

COPC – constituent of potential concern

CSO – combined sewer overflow

PAH – polycyclic aromatic hydrocarbon

PCB – polychlorinated biphenyl

SVOC – semi-volatile organic compound

TPH – total petroleum hydrocarbon

VOC – volatile organic compound

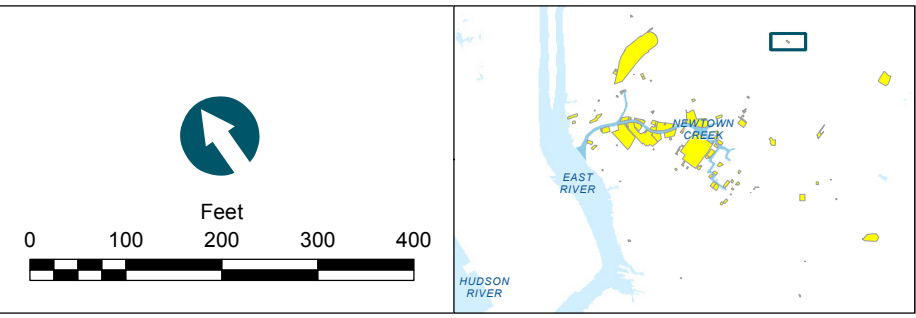
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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> USEPA Sample Locations (Surface and Subsurface) Shoreline (NYC Dept. of Information Technology, 2006) USGS Nat'l Elev. Dataset 5-foot Contours Selected Site Property Boundary Neighboring Site Property Boundary | <p>Outfall Class</p> <ul style="list-style-type: none"> Direct Discharge General Highway Drain Major Stormwater Outfall SPDES Storm Drain |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

NOTES:

1. Outfall Labeling: BB: Bowery Bay; NC(B/Q): Newtown Creek, Brooklyn/Queens; ST: Stormwater.
2. Outfall locations are preliminary, compiled, estimated data based on New York City Department of Environmental Protection (NYCDEP) maps and tabulated data and other resources. Many outfall locations were taken from the New York City Shoreline Survey Program: Newtown Creek Water Pollution Control Plant Drainage Area, NYCDEP, March 31, 2003. Other locations were taken from an excerpt from a similar report from 2008 (the complete report was not included in files available for review). Finally, some outfall locations were inherited from previous Anchor QEA and Newtown Creek Project work. Latitudinal and longitudinal data provided in the 2003 and 2008 NYCDEP reports were rounded to the nearest second. This resulted in potential outfall location discrepancies of up to approximately 200 feet. All outfall locations are currently under field verification.
3. Aerial Photos: New York State Division of Homeland Security and Emergency Services, 2010.
4. Site Boundaries are based on New York City parcels data.
5. Coarse topographic contours are derived from U.S. Geological Survey 10-meter data.

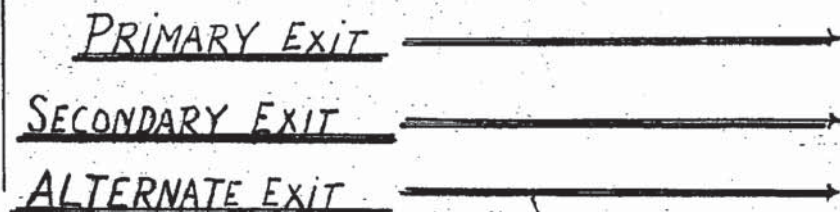
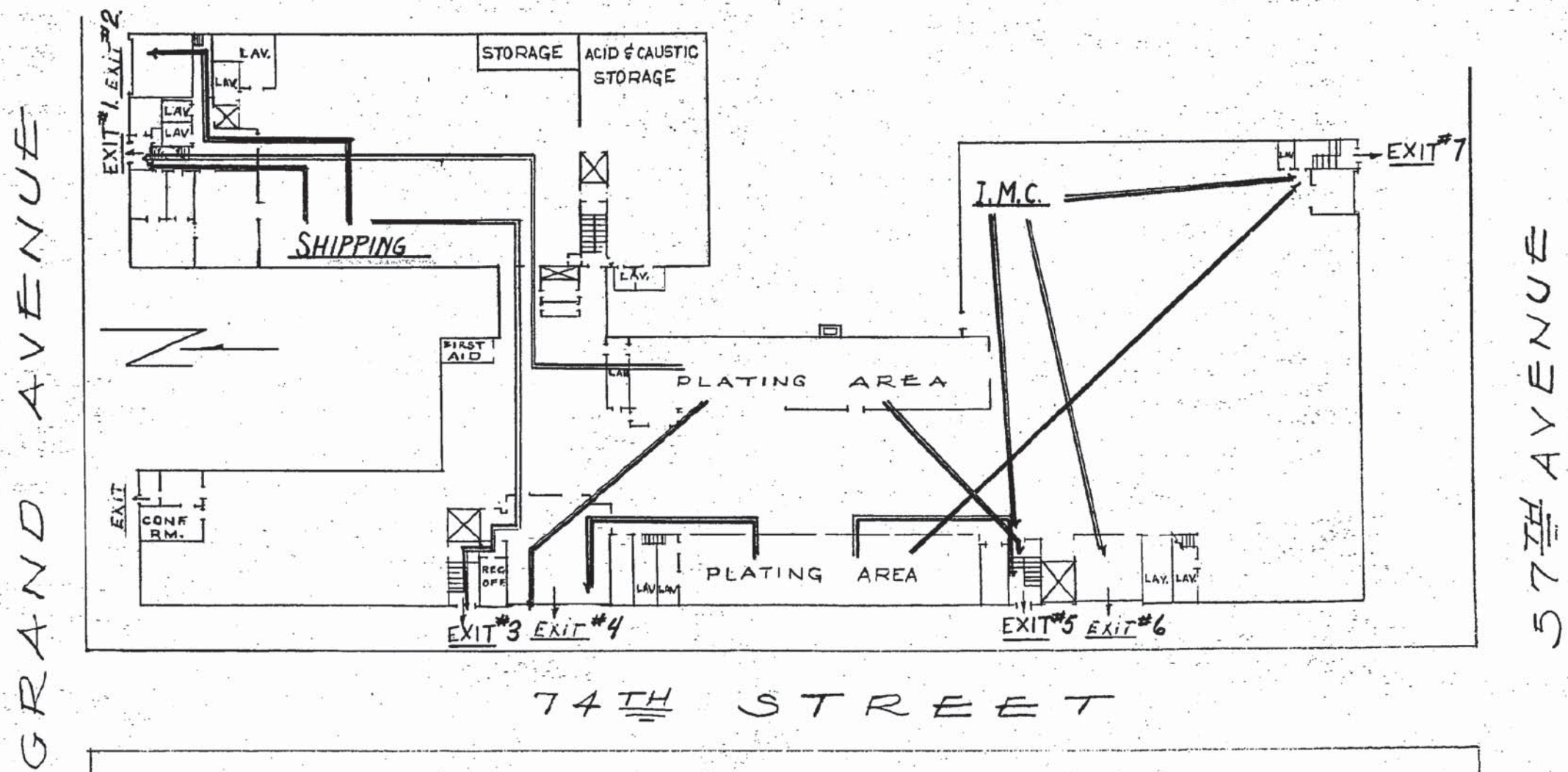


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Figure 1
Site Vicinity Map
Draft Upland Site Summary: Berger Industries
Newtown Creek RI/FS

SUPPLEMENTAL ATTACHMENTS

RAILROAD TRACKS



DO NOT SCALE DRAWING. BREAK ALL CORNERS UNLESS OTHERWISE SPECIFIED. REPORT ALL ERRORS TO ENG. DEPT. (IF IN DOUBT ASK.)		TITLE FIRST FLOOR		BERGER MACHINE PRODUCTS INC. MASPETH, L.I., N.Y.	
TOLERANCES		PART		DATE 1-13-64	
UNLESS OTHERWISE SPECIFIED	FRACTIONS ± 1/64	SCALE 1"=50'-0" OR AS SHOWN	APP.	MATERIAL	DRWG. NO. 7800-00-11
		A UP DATED 11-8-85 P.N.		NO. REVS.	
				M'D'N.	